

## **COMMITTEE ON BILLS ON SECOND READING**

**October 14, 2003**

Chairman Wihby called the meeting to order.

The Clerk called the roll.

Present: Aldermen Wihby, Sysyn, DeVries, Smith and Forest

Messrs: R. MacKenzie, T. Lolicata

Chairman Wihby addressed Item 3 of the agenda:

Ordinance:

“Amending the Zoning Ordinance of the City of Manchester by amending the language to allow Multi-family and other residential dwellings in the Redevelopment (RDV) District.”

Alderman DeVries moved the item for discussion. Alderman Forest duly seconded the motion.

Mr. MacKenzie stated there was an applicant who wanted to change the zoning at the corner of Belmont and Valley Streets. We recommended that that would be spot zoning as proposed, but did feel given the intent of the RDV Redevelopment District that allowing multi-family in general in that district would be appropriate so we put this language together and submitted it to the Board.

Alderman Wihby asked does that affect more than one area.

Mr. MacKenzie answered just the RDV district, which runs up and down Valley Street and includes some of the industrial area down near the old Lions Ironworks and over as far as Hesser College.

Alderman DeVries asked and it is not felt that this is going to put added impact on the schools or other infrastructure by allowing more multi-families in RDV. Is it

felt by staff that the existing RDV zone does not have too many areas where this would be applicable?

Mr. MacKenzie answered there are very few vacant areas. There will be some redevelopment of some older industrial parcels but the magnitude of new housing will not be great.

Chairman Wihby called for a vote. There being none opposed, the motion carried.

Chairman Wihby addressed Item 4 of the agenda:

Ordinance:

“Amending Chapter 70: Motor Vehicles and Traffic, by inserting a new section authorizing regulation of speed in service alleys.”

Alderman Wihby moved that the Ordinance ought to pass. Alderman Sysyn duly seconded the motion.

Alderman Forest asked Tom is this ordinance going to affect your department with signs and all of that. I know we had discussed that.

Mr. Lolicata answered most of the signs have been made. We got a good start on it. Now the naming of the streets...I have to work with the Highway Department and we have to put names to these back streets.

Chairman Wihby stated I can think of 14 right away.

Mr. Lolicata stated some have names but the others I have to use like Beech West Back or Walnut East Back. I will have to do something like naming it one way...

Alderman Forest interjected so you are going to have to put street signs up there to name the back streets. They can't continue to do it like you said with West Back and East Back and North Back and South Back?

Mr. Lolicata responded I think for the ordinance and documentation the City Clerk would tell you that they have to have names and we will supply those.

Alderman DeVries asked and those funds are within your budget this year to accomplish this.

Mr. Lolicata answered I can finish it off next year. The thing that is going to take time is the naming of the streets.

Alderman DeVries asked so if you are not finishing it until next year does that mean that they will not be able to actually cite somebody until all of that is in place. Is that how that will work with the Police Department?

Mr. Lolicata answered I think they still have jurisdiction in the back streets. I am getting a no in the background but it is still part of a City street and I imagine a police officer could still do something back there.

Deputy Clerk Johnson stated what you are doing here is you are establishing the authority of the Traffic Committee in essence to establish those so you are saying yes you can have 20 MPH zones in those service alleys but until such time as the specific areas are named, just like a stop sign, until it goes through that process you could stick up a stop sign but it doesn't have any effect until it has gone through the regulatory process.

Alderman Forest stated right now if a car goes through that back alley at 40 MPH...

Deputy Clerk Johnson interjected they can cite them because it is within the City district.

Chairman Wihby called for a vote. There being none opposed, the motion carried.

Chairman Wihby addressed Item 5 of the agenda:

Ordinance:

“Amending Section 92.25 Annual User Fees of the Code of Ordinances of the City of Manchester.”

On motion of Alderman Smith, duly seconded by Alderman DeVries, it was voted that the Ordinance ought to pass.

Chairman Wihby addressed Item 6 of the agenda:

Ordinance:

“Amending the Zoning Ordinance of the City of Manchester by changing the zoning district of property currently zoned IND (General Industrial) to B-2 (General Business) by extending the B-2 zone district to the center line of Huse Road and Merrill Road, including parcels identified as TM 666, Lots 2B, 6, 6A, 7, 8, 9 & 9A.”

Chairman Wihby asked is this the one you wanted to talk about Atty. Lazos. Basically you are looking for some direction on what people wanted? Rather than have a vote today you wanted to know what the Aldermen were looking for.

Atty. Nick Lazos answered yes. At the public hearing Alderman Lopez and a couple of the other Aldermen indicated that they were interested in getting a clarification of the process and the information required of an applicant for a rezoning petition. I heard that this hearing was being conducted this evening. My hope is that we could get some clarification about what information is being requested of Harvey Industries property.

Chairman Wihby stated Alderman Lopez isn't here but you might want to call him in case he has some questions. He is not on this Committee.

Atty. Lazos stated we have been trying to schedule a meeting with him. We have had a couple of them cancelled. I guess my sense is if the Committee would give me some guidance here...as I mentioned at the public hearing we would be happy to provide any information within our power to this Committee, which apparently is where this issue has been directed.

Alderman DeVries stated I think first off it would be traffic impacts and maybe outline the improvements that would be required to facilitate that if it was rezoned business. The other impacts on the surrounding neighborhoods. I am trying to remember Article 16 but I think it also is looking for whether it would be compatible with the surrounding area. I think the big question that came out of the public hearing was recommendation from staff and I think that this Committee needs to make that formal request at this point in time that we would like to hear from the Planning Department staff in reference to how they feel and what further impacts they feel should be requested so that they can personally address that with you and by the time it comes back here we should have covered anything that this Committee comes up with and anything that staff comes up with.

Atty. Lazos stated we did do a traffic impact analysis of the proposed uses but we did not go to the point of actually retaining an engineer to design a South Willow Street reconstruction. My question is if I work with Mr. MacKenzie and his staff is that adequate to satisfy the Committee?

Alderman DeVries responded certainly. I think my intent is to just get a general idea. Are you talking that about there having to be widening to the road to facilitate the additional traffic with staff who would understand the interpretation of that traffic analysis.

On motion of Alderman DeVries, duly seconded by Alderman Sysyn, it was voted to table this item.

Chairman Wihby addressed Item 7 of the agenda:

Ordinances:

“Amending the Zoning Ordinance of the City of Manchester by changing the zoning district of property currently zoned IND (General Industrial) to R-SM (Residential Suburban Multifamily) by extending the R-SM zone district on a portion of property identified as TM 478, Lot 8, located on Candia Road.”

“Amending the Zoning Ordinance of the City of Manchester by amending Article 5, Section 5.10, G-6 of the Table of Principal Uses by inserting a “P” in the “IND-General Industrial/Industrial Park” column of item G-6 of the table.”

On motion of Alderman Sysyn, duly seconded by Alderman Forest it was voted to table this item.

Chairman Wihby addressed Item 8 of the agenda:

Ordinances:

“Amend Chapter 91 of the Code of Ordinances of the City of Manchester by requiring the owners of Multi-Family dwellings to provide “Toters” for rubbish and garbage collection and storage.”

“Amend Chapter 150 of the Code of Ordinances of the City of Manchester by requiring the owners of Multi-Family dwellings to provide “Toters” for rubbish and garbage collection and storage.”

On motion of Alderman Smith, duly seconded by Alderman Forest, it was voted that the Ordinances ought to pass.

Chairman Wihby addressed Item 9 of the agenda:

Ordinance:

“Amending Section 33.026 (Airport Maintenance Worker I, Airport Maintenance Worker (Seasonal/Temp), Airport Operations and Maintenance Specialist, Airport Maintenance Supervisor (Land side), Airport Maintenance Supervisor (Airside), Assistant Airport Maintenance Superintendent, Airport Maintenance Superintendent and Airport Building Maintenance and Structure Superintendent) of the Code of Ordinances of the City of Manchester.”

On motion of Alderman DeVries, duly seconded by Alderman Forest, it was voted that the Ordinance ought to pass.

Chairman Wihby addressed Item 10 of the agenda:

Ordinance:

“Amending Sections 33.024, 33.025 & 33.026 (Compensation Manager) of the Code of Ordinances of the City of Manchester.”

On motion of Alderman DeVries, duly seconded by Alderman Forest, it was voted that the Ordinance ought to pass.

## **TABLED ITEMS**

**11.** Ordinance:

“Amending the Code of Ordinances of the City of Manchester by creating a new section within Chapter 111: Amusements establishing regulations for noise activities conducted in outdoor concert venues throughout the city and inserting new penalties in Section 111.99: Penalty to enforce these regulations.”

This item remained on the table.

**12.** Ordinances:

“Amending Chapter 130: General Offenses of the Code of Ordinances of the City of Manchester by repealing Section 130.10 Tattooing in its entirety.”

“Amending the Zoning Ordinance of the City of Manchester to include a new use group category for Tattoo Parlors, inserting changes to Table 5.10, adding supplementary regulations for tattoo parlors, and providing for location restrictions so as to prohibit such parlors within 600 feet from each other and not less than 500 feet from a Residential or Civic Zone.”

This item remained on the table.

Deputy Clerk Johnson stated I just want to comment on Item 8. You only read one of the ordinances into the record. You were also intending to include Chapter 150. There are two ordinances there that are very similar.

Chairman Wihby replied yes.

Chairman Wihby stated we do have one item of new business. We are trying to have a policy for rezoning and what should happen. The Clerk sat down with Mr. MacKenzie and developed this 1-7 step process to follow.

Deputy Clerk Johnson responded we should table that and take it up at the next meeting.

On motion of Alderman Smith, duly seconded by Alderman DeVries, it was voted to table this item.

There being no further business, on motion of Alderman Smith, duly seconded by Alderman Forest it was voted to adjourn.

A True Record. Attest.

Clerk of Committee